

UNOFFICIAL COPY

0020881732

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2002-08-12 14:59:34

Cook County Recorder 27.00



0020881732

**WARRANTY**

**DEED**

INDIVIDUAL

THIS INSTRUMENT, made as of this 19th day of July, 2002 between GO-CATS LLC, a/k/a GO CATS LLC, an Illinois limited liability company, ("Grantor") and Jennifer Fall, a single person, ("Grantee"), whose address is 725 St. Johns, #5, Highland Park, Illinois 60035, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Permanent Real Estate Index Number: 05-35-311 013-0000 (affects other real estate)

Address of Real Estate: 2740 Hampton Parkway, Unit H1  
Evanston, Illinois 60201

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his/her successors and assigns forever.

Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, conditions restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

D03-7996902-Annex

4 Box

Box 333

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**Subject to:** (1) General real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any, which do not affect the use of the Unit; (4) applicable City of Evanston zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium ("Declaration") and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; and (11) installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

**CITY OF EVANSTON** 011560  
Real Estate Transfer Tax  
City Clerk's Office

**GO-CATS LLC, a/k/a GO CATS LLC,**  
an Illinois limited liability company

PAID JUL 23 2002 AMOUNT \$ 955<sup>00</sup> XX

By: Granite Properties, Inc., Manager

Agent MPM

By: [Signature]  
Its: V.P.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Scott Inbinder, an officer of Granite Properties, Inc., Manager of GO-CATS LLC, a/k/a GO CATS LLC, an Illinois limited liability company,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 19<sup>th</sup> day of July, 2002.



[Signature: Gail L. Candela]  
Notary Public

My Commission Expires:

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THIS DOCUMENT WAS PREPARED BY:

Jay R. Goldberg  
Field and Goldberg, LLC  
321 South Plymouth Court  
Suite 800  
Chicago, IL 60604

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Heidi Weitmann Coleman  
6865 N. Lincoln Avenue, Suite 101  
Lincolnwood, IL 60712

SUBSEQUENT TAX BILLS SHOULD BE SENT TO:

Jennifer Fall  
2740 Hampton Parkway, Unit H1  
Evanston, IL 60201

STATE TAX

STATE OF ILLINOIS

AUG. 12. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000042684

REAL ESTATE TRANSFER TAX

00191.00

FP326669

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COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

AUG. 12. 02

REAL ESTATE TRANSFER TAX

REVENUE STAMP

# 0000080949

REAL ESTATE TRANSFER TAX

00095.50

FP326670

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### PARCEL 1:

UNIT NO. 2740-H1 IN THE HAMPTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MICHAEL DANIEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 18 AND 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PORTION OF QUILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE THEREOF, 206.92 FEET TO A POINT 32.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 15.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 9.95 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 42.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH LINE OF LOTS 2 AND 3 IN SAID MICHAEL DANIEL'S SUBDIVISION; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE, 57.00 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 2001 AS DOCUMENT 0010766359, AS CORRECTED BY THE CERTIFICATE RECORDED DECEMBER 27, 2001 AS DOCUMENT 0011231673, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE P-65 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010766359